

LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE
LA JOLLA COMMUNITY PLANNING ASSOCIATION

Meeting Minutes – Tuesday March 12, 2019 – 4:00 pm
La Jolla Recreation Center – 615 Prospect Street, Room 1
La Jolla, California

1. NON-AGENDA PUBLIC COMMENT

- Limit 2 minutes per person
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2. APPROVAL OF MEETING MINUTES

Meeting Feb 19, 2019

3. FINAL REVIEW 3/12/2019

Project Name: Panorama Homes – 1188 Muirlands Dr
Permits: CDP
Project No.: 620974 DPM: Xavier del Valle
Zone: RS-1-2 Applicant: Tim Golba
Project Info: <https://opensd.sandiego.gov/Web/Projects/Details/620974>

LA JOLLA - (Process 2) Coastal Development Permit for the construction of 2 new SFDUs on 2 vacant lots. The West House at 1188 Muirlands Drive totals 8,451 square feet, and the East House at 1200 Muirlands Drive totals 8,510 square feet. The vacant lots total .56 acres and .61 acres, respectively. The site is located in the RS-1-2 Base Zone and Coastal (Non-Appealable) overlay zone within the La Jolla Community Plan area, and Council District 1. Code Case CE-0502994

2/12/2019 APPLICANT PRESENTATION: Golba, Horton, Christensen

- 3 legal lots, today is only the center and eastern lot.
- Current site below street level,
- Pad, parking and garage approx one story below street, two story house and habitable walk out basement on view side. Max height is 13-14' above Muirlands street elevation
- Proposed patio/terracing assists in managing drainage
- Extra guest parking provided as street parking is non-existent, 3 car garage + 3 guest spaces
- Second floor steps back from view to stay under sloping height limit. Basement limited to view "half" of site.
- Similar for both homes, grading permit for both properties because previously graded (grubbed)
- Mediterranean style for each, some differences
- Applicant will provide new easement with water collection and pipe down to Muirlands Vista.
- City cleared historic – proposed project will preserve some ornament from existing and as built drawings have been provided.
- There were approved demo permits, there was NOT a grading permit for the grubbing already performed.

- Demo permit was heavily reviewed prior to approval, structures were built without permit.
- Presented photos of demo'd structures, state of disrepair and non-compliance to code
- Grading permit to revegetate is not before us (on West lot only)
- Grubbing only is code compliance case on center and East lots only.

2/12/2019 PUBLIC COMMENT:

- Hayes: Concerned about drainage, familiar with Christensen (past client), there was a previous failure on Muirlands, hillside collapsed. Expect new project to handle it's own drainage without their (Hayes's) temporary remedy. Disappointed to see grading without permit and demo. Mature trees are now gone.
- Merten: 2007 retained to investigate redesign, owner fell ill and plans stalled.
 - Site was heavily landscaped, huge mature trees, like walking through Balboa Park.
 - Demo should have required a CDP. City response that non-attached structure may be demo'd. Described email to city and DSD director Lowe.
 - Grading/Grubbing was done without permit. 6 months to answer code compliance issue. Need to see grading permit to make current situation in conformance
 - No issue with proposed homes.
 - Disappointed to see denuded site
 - Suggested that a previous structure across lot line de facto merged the lots. (per Civil engineer, that is not the case)
 - City email response to Muni Code violations was "idiotic"

2/12/2019 COMMITTEE DELIBERATION:

- Costello: does not appreciate that the contractor, or whomever, played naïve about the need for permits for grubbing, grading, demo work.

2/12/2019 DELIVER NEXT MEETING:

- Drainage plan and details of water course and rear channel
- Grading plan and how it transitions to natural grade at project boundaries.
- Materials Board
- Which trees are existing in the landscape plan
- Bring plans of as-built original building to be torn down
- 8.5x11 of setbacks, FAR, area, height.

2/19/2019 APPLICANT PRESENTATION Golba, Horton, Christensen

- Reviewed what others have done along Muirlands. Homes are each built with motorcourt and first floor one level below street elevation. 7 spaces total (3 garage, 4 guest), 2 story with walk out basement for each.
- Demonstrated which trees are remaining.
- Demonstrated aerial survey pre and post grading. There was no grading as we usually define it done as part of the "grubbing" code compliance case.
- Civil engineer presented drainage patterns and facilities. Add curb along a portion of Muirlands. Public drainage to collection and then public easement across (between subject properties) to city facilities below. Retention basin for all on site run-off. 3rd line of defense to add swail along Northerly (downhill) boundary. Balanced grading on site to eliminate/minimize import/export of soil. Maintenance has been done already on existing.

- Old retaining wall from original estate to remain. Stacked stone. Will become landscape planter wall below proposed pool.
- Materials board showed difference between two houses.
- Demo was performed to free-up any potential lot tie.
- Site was grubbed and that constitutes grading. Erosion control system was created. Neighbor cut the pine tree, it was dying.
- 28 page historic review dismissed this idea. Getting a grading permit. There is nothing else that the applicant can do.
- Demo permit was approved. Accessory structures did not require a CDP.
- City lumps remediation in with new development plans if done within 6 months.

2/19/2019 PUBLIC COMMENT

- Merryweather – historic? (project went through a technical report and cleared by staff due to heavy (unpermitted) additions.) (Current owner building these two homes and potentially selling the 3rd lot separately.
- Merten – 1976 Coastal Act – preserve and maintain character of coastal neighborhoods, area is significant due to existing mature landscape. Contributes to character. So did the building on the site. Even un-permitted buildings are over 50 years old and contribute to community character. Coastal act requires CDP for demolition of buildings. Grubbing is included in definition of Grading. This grading (by way of grubbing) should have required a CDP. Remediation should have been required. Reviewed city ordinance regarding consequences for unpermitted work. City MAY request a “reasonable restoration of the site”. Extent of landscape is apparent on provided drawings. Landscape must be restored unless infeasible. City apparently has approved hydroseeding and straw waddle as adequate remediation. What if everyone surrounding did this? Character would have been completely changed. Premises shall be restored prior to any other permits being approved. Finding must be made that project complies with LDC and LJ Community Plan. Not preserving or enhancing the character. Site has not been remediated. Environmental review dismissed any species habitat.
- Merten: Grubbing = Grading, Grading = Development, Development requires a CDP. Large trees need to be replaced.
- Merryweather: It looks like they took out much more than grass. Sad to see all those trees lost. We are ruining La Jolla.

2/19/2019 COMMITTEE DELIBERATION

- Will: if remediation allowed as part of proposed project permit, we need to review if landscape is adequate to address grubbing loss.
 - Many large canary palms being added.
 - Wish to see more than just palm trees.
 - Sloping ground cover down slope behind pool
- Ragsdale disappointed to see loss of trees, but leaving site in current state does not help community character.
- Costello: request to improve drainage on 3rd lot.
 - Applicant willing to extend lower swale and street collection piping across to Westerly “3rd” lot. (parcel 1, map 18604)
- Welsh: Have a problem with this process. It is sad that this is lost.
- Will: Wish there was a bigger slap on the wrist.

2/19/2019 COMMITTEE MOTION

- Motion that findings CAN be made as presented with drainage extension (Ragsdale/Will)
 - In Favor: Ragsdale
 - Opposed: Costello, Welsh, Collins
 - Abstain: Will (as chair)
 - Motion FAILS 1-3-1
- Applicant to return next Meeting with revised Landscape Plan and drainage plan for Westerly (3rd) lot.

4. FINAL REVIEW 3/12/2019

Project Name: Encelia/Romero – 7248 Encelia, 7231 Romero
Permits: CDP/SDP
Project No.: 624464 DPM: Xavier del Valle
Zone: RS-1-4 Applicant: Susan Smith
Project Info: <https://opensd.sandiego.gov/Web/Projects/Details/624464>

LA JOLLA - (Process 3) A CDP and SDP to demolish an existing house on one lot located at 7248 Encelia Dr. (0.23-acres) damaged due to a landslide that occurred on a second lot located at 7231 Romero Dr. (0.43-acres), and constructing a 3-story SDU on each lot. The lots contain ESL, and a lot line adjustment is proposed. The project site is located in the RS-1-4 zone and Coastal Overlay Zone (Non-Appealable) within the La Jolla Community Plan area, and Council District 1.

2/12/2019 APPLICANT PRESENTATION: Smith and Smith

- Owner intends to build lower lot first, move there after complete, then build upper.
- City issued emergency CDP to build stabilizing retaining walls. 100' caissons.
- Minimum lot size in RS-1-4 is 10,000, proposing 10,030 and 19000sf lots after adjustment.
- Satisfy all setbacks, FAR, height limit.
- 80' of elevation between properties. (almost all on lower property)
- Encilia (19,000sf lot) has .45 FAR (.46 allowed).
 - Showed perspectives
 - 968sf enclosed courtyard without roof (not included in FAR)
 - Massive FAR exempt basement
 - 2,000sf second (upper) floor master
 - 5 bougainvillea trellises “lilly pad”
 - Carport exempt from FAR
 - 2 parking spaces
 - Built exactly to side setbacks
- Romero (10,030 lot)
 - Below grade “buried” basement
 - Short front setback due to steep slope
 - Pushed into ground
 - FAR exempt firstfloor
 - Some FAR exempt on second floor

- Third floor (3 + basement)

2/12/2019 COMMITTEE DELIBERATION:

- none

2/12/2019 DELIVER NEXT MEETING:

- locate lot lines on photo and/or satellite view
- movie
- landscape plan (colored)
- Topo map and grading plan
- Drainage plan
- Aerial photo with proposed footprints
- FAR + exempt, full zoning analysis
- Materials board
- Colored rendering if possible
- Alternate parking options
- New Site/retaining walls
- Curious about seasonal light/window feature
- Roof materials

2/19/2019 COMMITTEE CHAIR COMMENT

- no cycle issues were available today. Chair would require unanimous motion from committee to vote on this project without first seeing city's cycle issues. None made.

2/19/2019 APPLICANT PRESENTATION

- Reviewed items from last meeting
- Zoning sheet
- Green roof on lower project (Romero)

2/19/2019 PUBLIC COMMENT

- none

2/19/2019 COMMITTEE DELIBERATION

- House is large: 15000sf on 19000sf lot when all enclosed areas included
- Carport and basement exempt from FAR. Does not look like carport could be enclosed.
- Architecture is unique and this is a neighborhood that has embraced unique architecture

2/19/2019 DELIVER NEXT TIME

- Movie
- Make us feel warm and fuzzy about size of house.
- Return March 12th.

5. FINAL REVIEW 3/12/2019

Project Name: Kuzdas – 544 Arenas St

Permits: CDP/SDP

Project No.: 614774

Zone: RM-1-1

DPM: Francisco Mendoza

Applicant: Lucy Martinez, Brian Kuzdas

Project Info: <https://opensd.sandiego.gov/Web/Projects/Details/614774>

LA JOLLA - (Process 2)-Flat-fee-Coastal Development Permit to demolish existing single family dwelling unit and construct new single dwelling unit for a total of 3,408 square feet of construction located at 544 Arenas Street. The 0.08 acre site is located in the RM-1-1 Base Zone within the Coastal (Non-Appealable) overlay zone in the La Jolla Community Plan Area. Council District 1

2/19/2019 APPLICANT PRESENTATION

- Colored rendering
- Tesla powered smart homes. 100% net zero.
- Maximizes FAR
- Roof deck removed when driveway necessitated raising pad (actually not excavating the pad). Proposed will stay at current level
- No angled setback (chair to review)

2/19/2019 PUBLIC COMMENT

- none

2/19/2019 COMMITTEE DELIBERATION

- Will: Community Plan (available at lajollacpa.org) requires sensitivity of scale to neighborhood. Confirm and demonstrate that design is consistent with neighborhood character.
- Costello: and transition of new structures to older structures

2/19/2019 DELIVER NEXT TIME

- Street scape, photo simulation of proposed in context.
- Satellite with footprint
- Landscape site plan
- Zoning compliance matrix (FAR, height, setbacks, etc.)
- Photos or data to support design as consistent

6. PRELIMINARY REVIEW 3/12/2019

Project Name: Ahern CDP
Permits: NDP/CDP
Project No.: 622662 DPM: Pancho Mendoza
Zone: RS-1-7 Applicant: Karina Urias
Project Info: <https://opensd.sandiego.gov/Web/Projects/Details/622662>

LA JOLLA - (Process 3) Coastal Development Permit for the 194-sq-ft addition/remodel to an existing 3,222 sqft single dwelling, Historic Resource Board Designation #1142; an 88-sq-ft addition to the existing 619-sqft garage, and a new 729-sq-ft detached companion unit. Total construction is 5,278 sq ft located at 7025 Vista Del Mar Ave. The 0.28-acre site is located in the RS-1-7 Zone and the Coastal (Appealable) Overlay Zone within the La Jolla Community Plan

7. PRELIMINARY REVIEW 3/12/2019

Project Name: Forward Companion Unit
Permits: CDP
Project No.: 624842 DPM: Xavier Del Valle
Zone: RS-1-7 Applicant: James Alcorn
Project Info: <https://opensd.sandiego.gov/Web/Projects/Details/624842>

LA JOLLA - (Process 2) Coastal Development Permit to construct a 500-square-foot companion unit over an existing detached 500-square-foot garage located at 714 Forward Street. The 0.13-acre site is located within the RS-1-7 zone and the Coastal (Non-Appealable) Overlay Zone within the La Jolla Community Plan area, and Council District 1.